

# RESTAURANT SPACE FOR LEASE

## PRIME HIGHLAND AVE FRONTAGE



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.





## PROPERTY SUMMARY

Unlock the potential of your business with this retail opportunity on **bustling Highland Avenue** in the heart of **National City**. Surrounded by national retailers like Wal-Mart and Dollar Tree, this high-visibility space is perfectly positioned to capture steady foot traffic and daily drive-by exposure.

ADDRESS	1231-1243 Highland Avenue National City, CA 91950
PROPERTY TYPE	Retail
TOTAL PROPERTY SF	± 6,400 SF
LOT ACRES	.31 AC
AVAILABLE SF	± 2,541 SF
ZONING	MXC-2
HIGHEST & BEST USES	Restaurant
LEASE RATE	\$3.75 NN

## PROPERTY HIGHLIGHT



Busy Highland Avenue frontage



Across from Wal Mart & Dollar Tree



Minutes from Downtown



Minutes from the new Chula Vista bay front Gaylord Hotel & Convention Center



Dedicated parking lot



Tons of foot and street traffic



# 1231 HIGHLAND AVENUE

**Availability:**

± 2,541 SF of Brand-New Restaurant Space with an anticipated delivery of December/January on busy Highland Ave.

Space will be delivered with a

- Walk-In Freezer
- (2) Two 9-Foot Hood Systems
- Grease Trap
- Office
- Two (2) Restrooms

All that is needed is your concept

**Visibility:**

High Street Visibility With Large Display Windows

**Restroom:**

Two (2) Restrooms

**Signage:**

Dedicated Signage Opportunity on Storefront and Building Façade Facing Highland

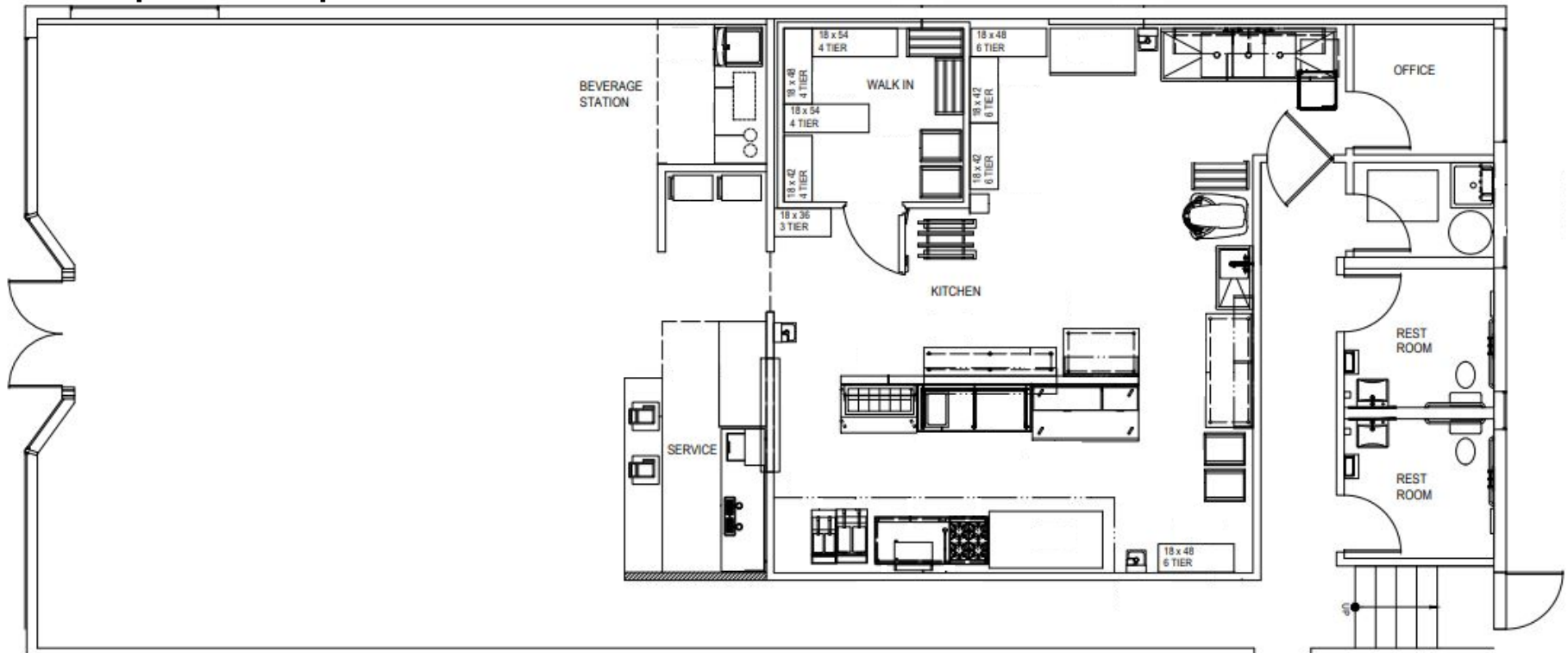
**Parking:**

Dedicated Parking Lot With Access to The Suite From The Lot

**Lease Rate:**

\$3.75 NN

## Conceptual Floorplan



Floor Plan Are Not Fit to Scale;  
For Reference Purposes Only



## DEMOGRAPHICS



### POPULATION

38,215  
1 MILE

469,575  
5 MILE

1,369,620  
10 MILE

## EASY TRANSPORTATION CORRIDORS

Situated between  
I-5 and I-805



## NUMBER OF EMPLOYEES



50,065  
1 MILE

142,672  
5 MILE

390,124  
10 MILE



### MEDIAN HOUSEHOLD INCOME

\$11,560

\$153,452  
5 MILE

\$481,508  
10 MILE



37,966  
1 MILE

466,281  
5 MILE

1,361,309  
10 MILE

## NUMBER OF BUSINESSES



8,105  
1 MILE

11,887  
5 MILE

42,918  
10 MILE







1231-1243 HIGHLAND AVENUE



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